

# \$349,900 - 835 Mt Sundance Manor W, Lethbridge

MLS® #A2201531

**\$349,900**

3 Bedroom, 3.00 Bathroom, 1,472 sqft

Residential on 0.03 Acres

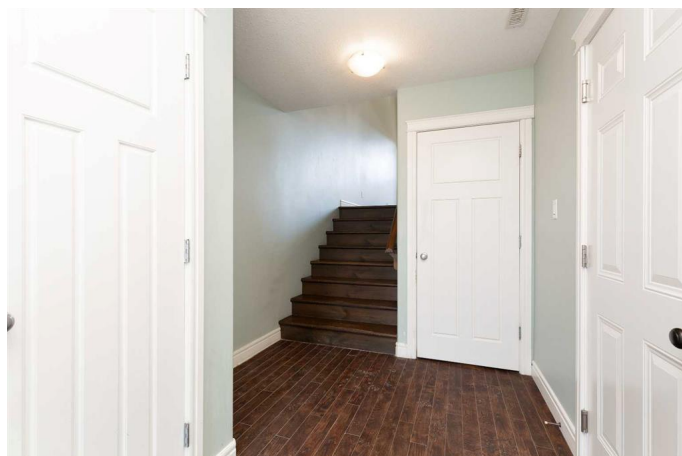
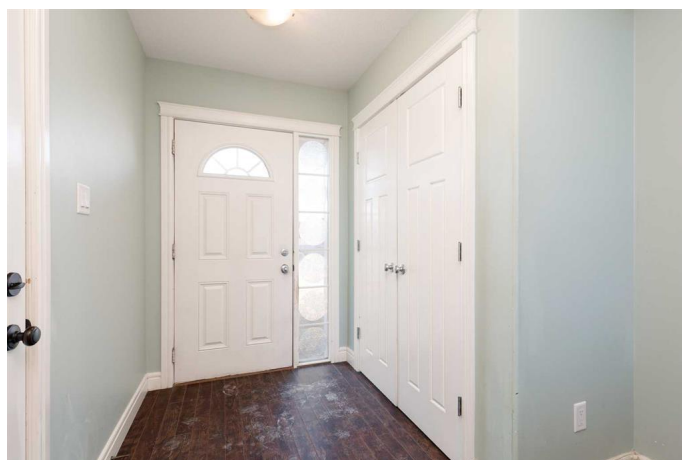
Sunridge, Lethbridge, Alberta

Located in Sunridge, Lethbridge, this condo provides comfortable living with excellent amenities. Enter through a welcoming entryway that leads to the attached garage. The spacious living room features 12' ceilings and a cozy fireplace. The kitchen is filled with natural light and includes stainless steel appliances, solid-surface countertops, and an open-concept layout ideal for entertaining. The primary suite is located upstairs and includes a 3-piece en-suite and a walk-in closet. There are two additional bedrooms, a 4-piece bathroom, and a laundry room. The lower level offers a versatile flex space that can serve as an extra bedroom or family room, complete with a full bathroom and a separate entrance. This property is conveniently situated near local amenities, parks, walking paths, and the University of Lethbridge, making it a great choice for students, investors, or first-time buyers.

Built in 2010

## Essential Information

MLS® #	A2201531
Price	\$349,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,472
Acres	0.03



Year Built	2010
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

### **Community Information**

Address	835 Mt Sundance Manor W
Subdivision	Sunridge
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 4S7

### **Amenities**

Amenities	Snow Removal
Parking Spaces	2
Parking	Driveway, Off Street, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Ceiling Fan(s), High Ceilings, Open Floorplan, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Partial

### **Exterior**

Exterior Features	Balcony
Lot Description	Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 13th, 2025
Days on Market	39
Zoning	R-50

### **Listing Details**

Listing Office	Lethbridge Real Estate.com
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